



King County Department of Assessments

Executive Summary Report Appraisal Date 1/1/99 - 1999 Assessment Roll

Specialty Name: Major Retail Properties
Previous Physical Inspection: 1/1/98

Sales - Improved Summary:

Number of Sales: 32

Range of Sale Dates: 1/96 – 1/99

Sales – Ratio Study Summary:

	Avg. Improved Value	Avg. Sale Price	Ratio	COV
1998 Value	\$10,453,200	\$10,982,600	95.2%	9.71%
1999 Value	\$10,723,000	\$10,982,600	97.6%	7.29%
Change	+ \$ 269,800		+ 2.4%	- 2.42%
%Change	+ 2.58%			

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figure of -2.42% represents an improvement.

Sales used in Analysis: All improved sales, which were verified as good, and have not been remodeled or segregated since they were purchased, were included in the analysis.

Total Population - Average Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value:	\$3,157,874	\$3,966,037	\$7,123,911
1999 Value:	\$3,318,972	\$4,159,567	\$7,478,539
Percent Change:	5.10%	4.88%	4.98%

1998 Total Assessed Value: \$2,628,723,051

1999 Total Assessed Value: \$2,759,581,001

Number of Improved Parcels in the Population: 369

Conclusion and Recommendation:

Since the values recommended in this report improve assessment level, uniformity, equity, and reliability it is recommend that these values be posted for the 1999 Assessment Roll.